

Torrey Pines Community Planning Board Regular Meeting

Thursday, October 21, 2021 Minutes r3

Zoom Meeting

Board Member	Term Expiration	Continuous Service	Present	Absent	Total Absences*
Troy Van Horst, Chair	3/2022	6	x		1
Elizabeth Shopes, Vice Chair	3/2023	2	x		
James Smith, Treasurer	3/2023		x		1
Susan Lyon, Secretary*	3/2024	3	x		2
Eduardo Savigliano	3/2023		x		
Jeff Harasha	3/2022			x	2
Jake Mumma	3/2022	7	x		1
Brad Remy	3/2024	4			1
Mike Hastings	3/2024	4		x	5
Deborah Currier	3/2024		x		
Jeff Burges	3/2022		x		1
(OPEN)	3/2021				
(OPEN)	3/2021				

*Per our bylaws, a fourth cumulative, or a third consecutive, absence in the board year (April-March) will result in a written report from the secretary documenting the seat's vacancy. The absence tally, above, will serve as said report.

There is no excused absence, thus the generous policy for our volunteers. Secretary notes attendance at start of Zoom meeting, confirms all attendees still in attendance after each vote to get numbers correct. Jeff Harasha and Mike Hastings absent.

There should be 13 board members on the TPCPB.

PRC public members: Daniel Jensvold (not present); Adam Gevanthor (not present)

CALL TO ORDER at 7:01 pm Elizabeth Shopes, Vice Chair, serving as Chair

Visiting Speakers:

Officer Briggs, SDPD: Not in Attendance.

Contact for Officer Briggs: jbriggs@pd.sandiego.gov.

OFFICIALS' INFORMATION REPORTS

78th District Assemblymember Christopher Ward:

Representative: Rachel Granadino

(Rachel.Granadino@asm.ca.gov), District Office: 619-645-3090

- Not Present

District 1 Councilmember Joe LaCava:

Representative: Brian Elliott

(BElliott@sandiego.gov)

Recent sinkhole off Portofino, at the end of Longboat after the rains. About 20' deep. Started 3-4 weeks ago, ruptured storm water pipe, goes from Portofino all the way down, through an easement. Crews were able to get on site quickly due to the fast neighborhood reporting, arborists were able to look quickly at the Torrey Pines nearby (many thanks). City staff, arborists, and the HOA of the impacted area will be together on Zoom on 10/29/21 to talk through the discrepancies. This doesn't classify as an emergency, so it can take a long time to fix this kind of problem. The City was able to quickly put a temporary fence around it. City staff are analyzing a possible November 2022 ballot measure that will have a chance to fund the City addressing its \$1 billion backlog of stormwater maintenance/repairs

- Pipe is still functioning and diverting storm water per the storm water team. Brian is hopeful we can arrange for the continuation of monitoring.
- Traffic light is going to be proceeding, using some TransNet money. In approximately three weeks, we'll get a full timeline, including design and engineering. Likely DIF funds will be used to cover the difference.

Brian has office hours available at 10 a.m. every Wednesday.

City of San Diego Office of the Mayor

Representative: Mathew Griffith. (GriffithM@sandiego.gov)

- Not Present

Cole Reed, District 39 State Senator Atkins' office (Cole.Reed@sen.ca.gov)

- Not Present

Rebecca Smith, County District 3 **Supervisor Terra Lawson-Remer's office:**

(Rebecca.Smith2@sdcounty.ca.gov)

Amanda Berry, Health Policy Advisor, filled in for this meeting.

(Amanda.berry@sdcounty.ca.gov)

- Working to get 3D assembled guns off the streets. Commonsense gun policy.

- County addressing the root causes of homelessness and mental health crises, rather than relying on jails. Looking at what happened during COVID pandemic to identify the lessons learned during this time of a reduced jail population.

From Amanda in the chat:

- Sign up for a Pfizer booster appointment at: <https://myturn.ca.gov/>
- Fact Sheet on Data-Driven Approach to Public Safety:
https://drive.google.com/file/d/18btpts-FNWIg-arulxOO_0PGsIJqQ09V/view?usp=sharing
- And Union Tribune article:
<https://www.sandiegouniontribune.com/local/story/2021-10-18/county-supervisor-stop-using-jails-to-house-people-with-mental-illness-drug-problems>
- Sign up for more updates from the County via our newsletter at:
<https://lp.constantcontactpages.com/su/m3KNUKW/D3SignUp>

Non-Agenda Public Comment: Issues not on the Board Agenda but with the Jurisdiction of the Community Planning Board. Time limit, 3 minutes per speaker. (Board does not respond to speaker per City Council Policy.)

Adam Grobin, resident DM Heights/ Nogales area, came upon the recent motorcycle accident. He suggested that a traffic signal may not be enough, there is a problem of excessive speed up that hill, calming traffic overall is necessary.

Also in the chat, but not spoken:
Rosanna Martin wrote:

What can citizens do to make our community safer?
Can you please request we restricted parking on Boquita Dr. during school hours? In the event of an emergency, first responders need fast access to the only entrance to the school. With increased enrollment and increased traffic, the narrow street with parked cars, two-way traffic, cars can't pull over for an ambulance or fire truck.

In the event of a fire, how will the community evacuate with increased traffic from the larger school?

- A. General Announcements: Conduct at meetings follows City Council 600-24. Virtual meetings are permitted to continue at this time (it may continue after the pandemic).

ACTION ITEMS

1. Motion to amend the agenda to discuss the San Diego Climate Change Plan at the end of the year. Agenda should have a correction that

- Supervisor Toni Atkins, should have been Supervisor Terra Lawson-Remer. **Passed 7-0.** (One member was late.)
2. Motion to Approve recent past meeting's minutes **from** September 30, 2021. **Passed 5-0.** (one member was late, two abstained due to missing the September meeting.)

Neighbors for a Better San Diego. Presentation regarding the City of San Diego's new ADU ordinance. Newell Booth presented. (Please see the presentation attached at the end of the minutes). Presentation with recommendations to address low-income housing shortages while preserving single-family neighborhoods. You can find more on their website, NeighborsForABetterSanDiego.org. Please sign up for their email list to get progress reports. You can reach them at Better4SD@gmail.com. The ask is for the TPCPB to consider a resolution in support, and for citizens to write the members of the SD City Council Land Use and Housing Committee.

The chat referenced [this recent article in the NY Times](#), Where the Suburbs End. Concerns repeated the neglect of increasing density on actual transit corridors.

Eduardo Savigliano shared a picture from Talmadge of a house, with a small ADU converted from the garage and four units we see rising in the back (only two stories, could have done three). A screen shot of this project is attached at the end of the minutes.

3. The Torrey Pines Community Planning Group recommends that the San Diego City Council Land Use and Housing Committee hear the Neighbors for a Better San Diego proposal to amend the 2020 ADU ordinance to meet but not exceed the provisions of the 2020 California State law. **Passed 5-3.**
4. The Torrey Pines Community Planning Group recommends that the San Diego City Council Land Use support the Neighbors for a Better San Diego and go beyond with proper standards of the industry for urban planning in opposition to state legislation SB9. **Passed 8-0.**

In the chat from Danna Givot, post-vote:

BALLOT INITIATIVE TO OVERTURN SB9, SB10 AND STATE ADU CODE:
<https://www.communitiesforchoice.org/>

Motion to extend the meeting. **Passed 8-0.**

Information Items and TPCPB Reports (As available, maximum 5 minutes)

Treasurer's Report. No change.

Train realignment subcommittee report. Five members: Eduardo Savigliano, Jim Smith, Adam Gevanthor, Brad Remy, Brian Farmer. Proposed an open mind to look even beyond the five options under consideration, as we go north above pump station 64, to

look east and consider all the agencies, to the federal level, involved. Formal meeting with neighbors will be scheduled as the next step.

Climate resiliency plan. Not all board members had read the information. Those who had, felt it was largely fluff with no details for mechanisms or funding. Environment committee is expected to meet on this in November. Brian Elliott mentioned that it was well summarized in pages 70-95.

NON-AGENDA ITEMS (Constituting new or future business)

None discussed.

Acting Chair adjourned the meeting 9:21 pm.

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Addendum

TPCPB is happy to add information from government and other representatives that supplement the meeting minutes above in order to make our minutes a more valuable resource for the community. Any notes below are printed as supplied.

If you present to us, we will happily add your slide deck to the end of the minutes, please post it in the chat on Zoom.

Photos - IMG_0910.jpg

— □ ×

See all photos

+ Add to



San Diego's ADU Ordinance

(Accessory Dwelling Units)

A Torrey Pines & Torrey Hills Perspective



NeighborsForABetterSanDiego.org

CORRECTING THE RECORD

San Diego is NOT “Just Executing State Laws”

San Diego ADU laws are FAR MORE IMPACTFUL to neighborhoods, infrastructure, and taxpayers than California state laws.

CALIFORNIA

1 JADU

1 ADU

16' Height

4' Side/Rear Setbacks

Waives Developer Fees for 1 ADU <750 sf

No Bonus ADUs

Allows Exclusion for Public Safety

SAN DIEGO

1 JADU

3 ADUs*/Unlimited ADUs**

Allows Heights of 30'

Zero Side/Rear Setbacks

Waives All ADU Developer Fees

Gives Away Bonus ADUs

No Restrictions in Very High Fire Hazard Severity Zones

Outside the TPA/Inside the TPA*

California's ADU Program

CALIFORNIA

1 JADU

1 ADU

16' Height

4' Side/Rear Setbacks

Waives Developer Fees for 1 ADU <750 sf

No Bonus ADUs

Allows Exclusion for Public Safety



The Reality of San Diego's ADU Program

SAN DIEGO

1 JADU

3 ADUs*/Unlimited ADUs**

Allows Heights of 30'

Zero Side/Rear Setbacks

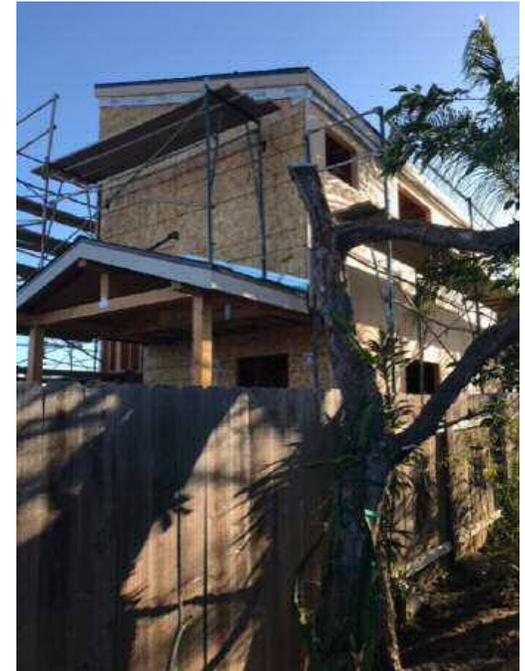
Waives All ADU Developer Fees

Gives Away Bonus ADUs

No Restrictions in Very High Fire

Hazard Severity Zones

University City



El Cerrito



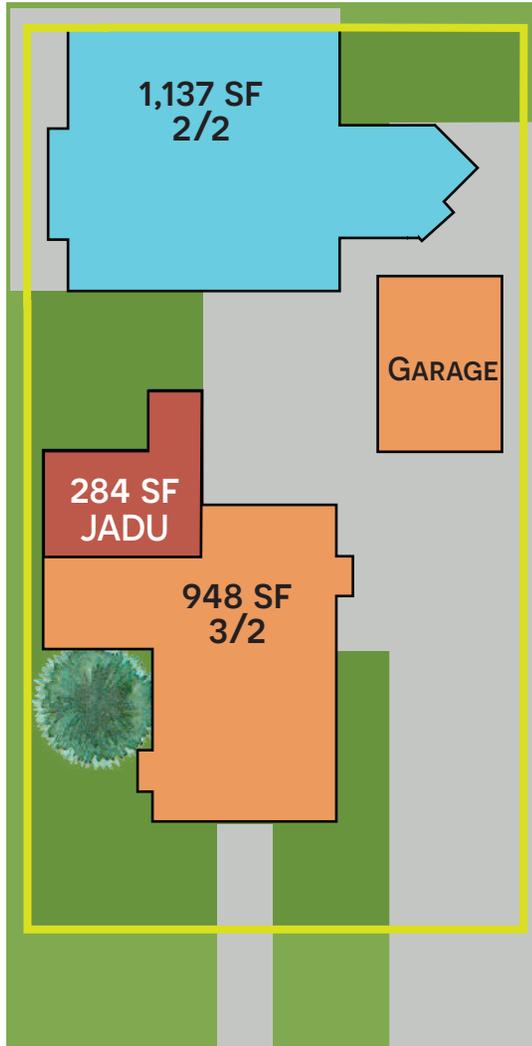
Outside the TPA/Inside the TPA*

College Area

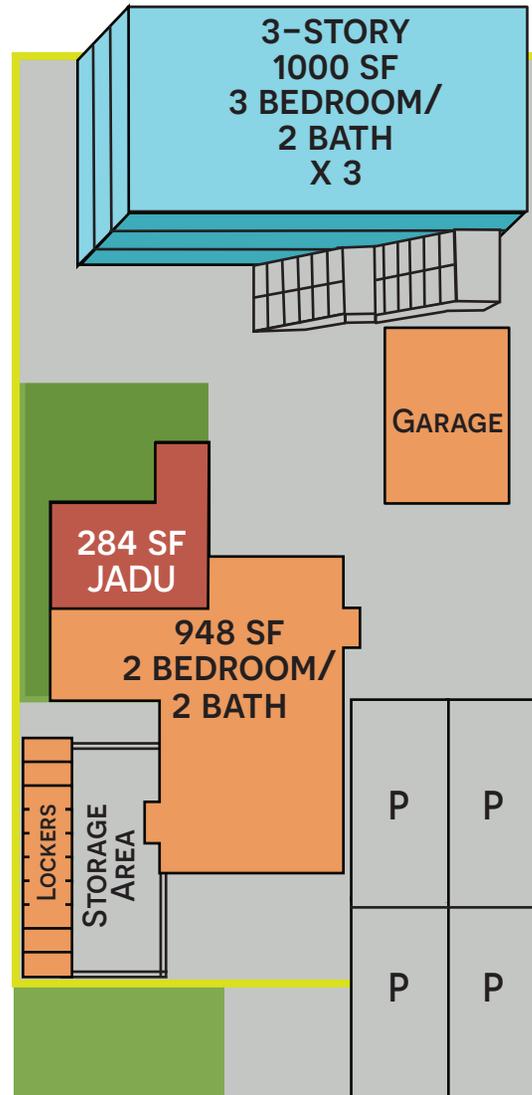
California vs. San Diego

California

San Diego



2020 California's Guidelines
(Homeowner "granny flats")



2020 San Diego's Guidelines
(Outside the TPA)



2020 San Diego's Guidelines
(Inside the TPA)

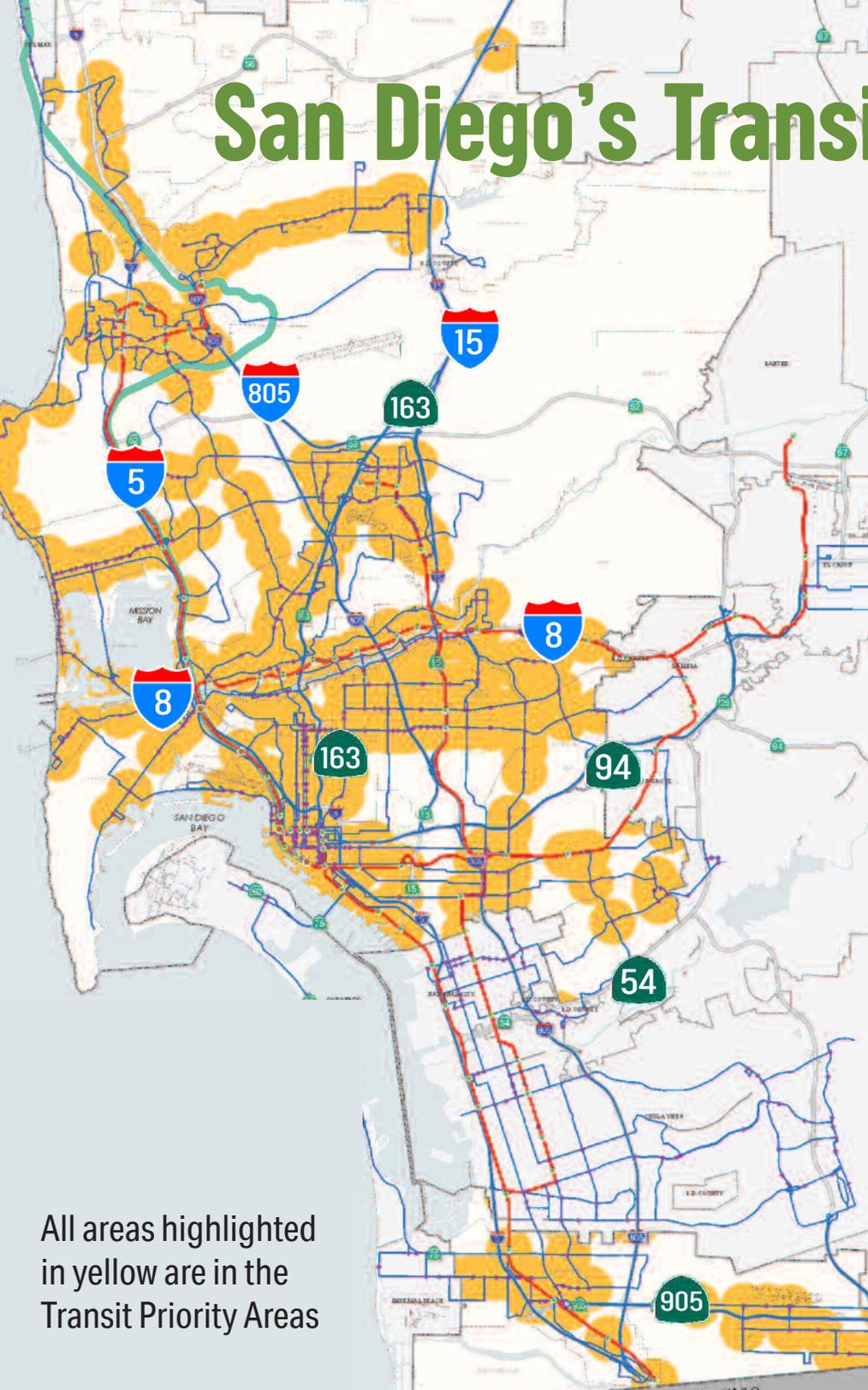
San Diego's Transit Priority Map* (TPA)

Yellow highlights are areas inside the TPA.

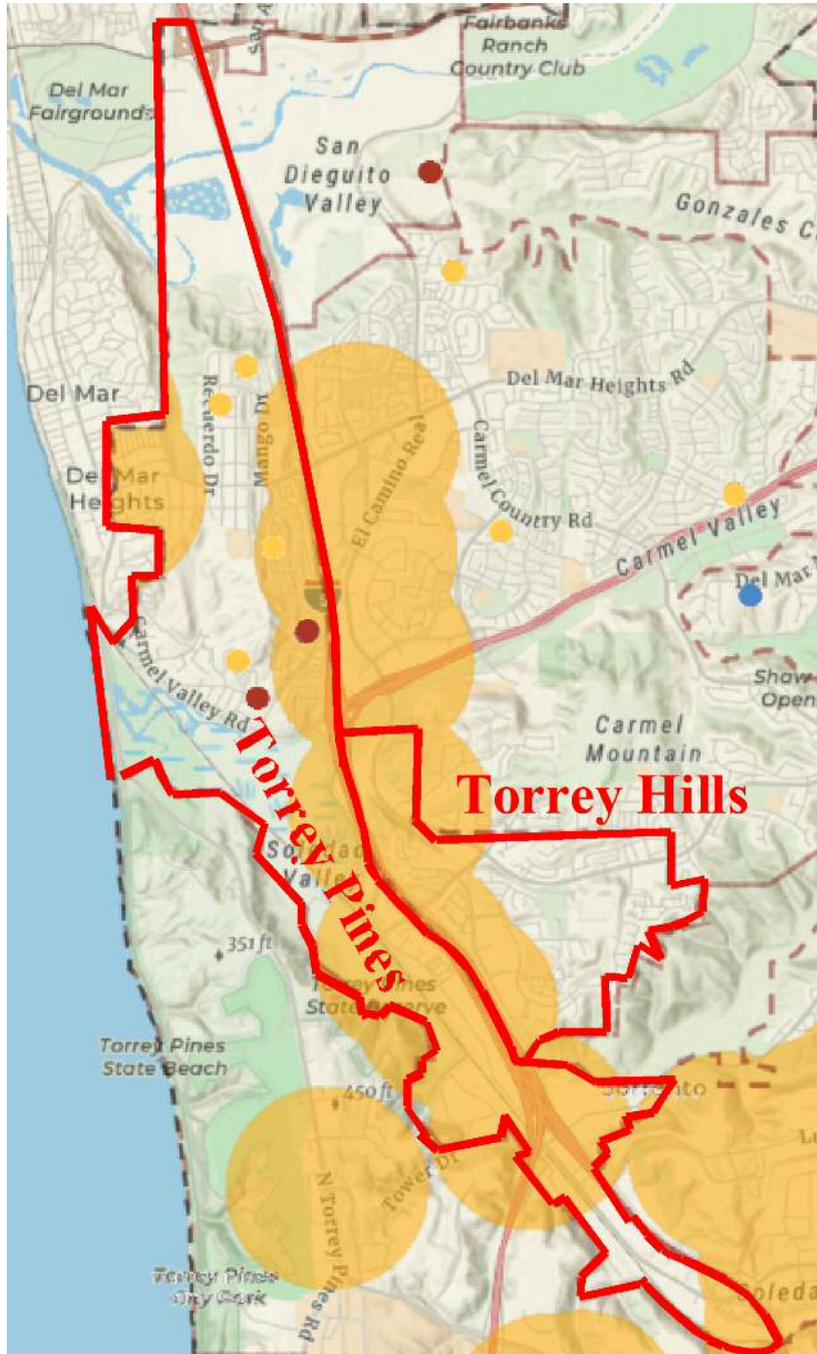
The TPA includes ~60% of all San Diego neighborhoods

All areas highlighted in yellow are in the Transit Priority Areas

*Within 1/2 mile from a major transit stop "as the crow flies"



Torrey Pines & Torrey Hills



Legend

Accessory Dwelling Units

- Cancelled
- Completed
- Created
- Issued
- Pending Invoice Payment

Transit Priority Area

San Diego's Developer ADU Incentive Compared to Other CA Cities

IMPACT ON NEIGHBORHOODS

CA Law

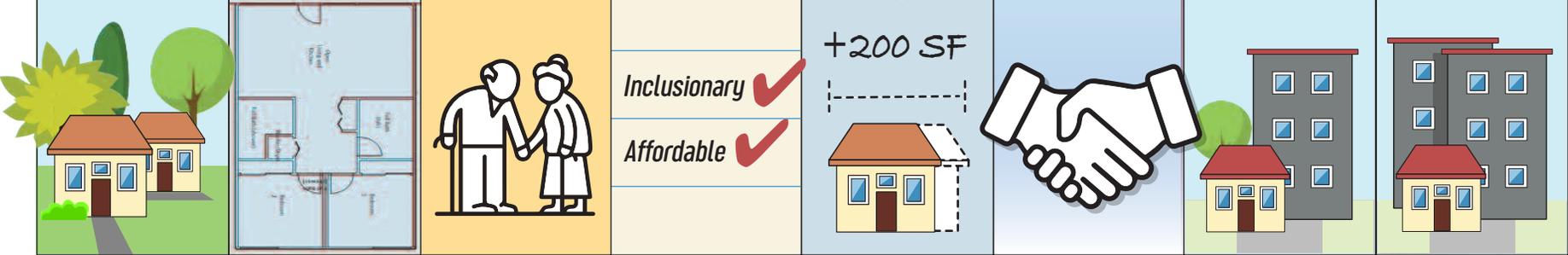
Other California Cities

San Diego

1 ADU and 1 JADU

Pre-approved plans and other support
 Pairs seniors with ADUs
 Inclusionary credits
 Bonus 200 SF if Affordable
 Public/Private partnerships for finance or construction

3 ADUs and 1 JADU
 UNLIMITED ADUs (Inside the TPA)



Source: ADUs in California: A Revolution in Progress, Oct 2020, Center for Community Innovation (CCI) at UC Berkeley
<https://www.hcd.ca.gov/policy-research/accessorydwellingunits.shtml>
https://turnercenter.berkeley.edu/wp-content/uploads/pdfs/Jumpstarting_the_Market_-_ULI.pdf

San Diego's ADU Code is Problematic

- For outside investors, not homeowners
- Market-rate bonus units on single-family lots
- Does not fill San Diego's affordable housing gaps
- Based on severely flawed Transit Priority Area (TPA) map
- Draws development AWAY from transit corridors
- Poorly-written code interpreted to maximize density
- Allows more than 4 units on SB 9 split lots

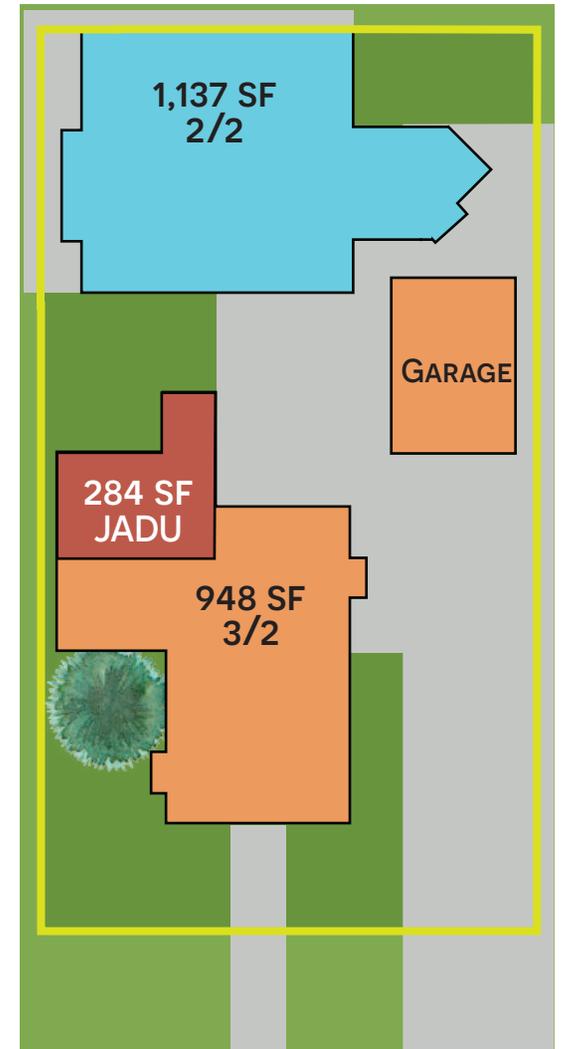
San Diego's ADU Code Disregards Quality of Life for All Residents

- First-time homebuyers priced out of market - stuck as renters
- Fee waivers mean no funds for parks, libraries, etc.
- Clear-cutting of urban canopy
- No architectural review
- No parking for ADU renters required
- No considerations of high fire hazard zones

NFABSD's Recommendations for San Diego City Council

Change San Diego ADU code to:

- *1 ADU - Replace "Unit Bonus" with "Size Bonus"*
- *4-foot side and backyard setbacks*
- *Height limit 16 feet*
- *Fee waivers only as required by CA or if deeded affordable*
- *Exempt ADUs based on high-risk fire hazard*
- *"4 means 4" - no more than 4 total units (2x2) on a lot split under SB9*



California Code

Community Groups That Support Amending San Diego's ADU Code

Community Planners Committee

Carmel Mountain Ranch/ Sabre Springs CPC

San Ysidro CPG

Chollas Valley (Encanto) CPG

Clairmont Planning Group

College Area Community Council

Eastern Area Communities Planning Committee

El Cerrito Community Council

Kensington/Talmadge Planning Group

La Jolla Community Planning Association

Rancho Bernardo Community Planning Group

Scripps Miramar Ranch Planning Group

Serra Mesa Planning Group

Skyline Paradise Hills Community Planning Committee



Sign Our Petition

Sign Up For Our Email List

Pass A Resolution Of Support

NEIGHBORSFORABETTERSANDIEGO.ORG



Sample Planning Group Resolution

The _____ (Planning Group) recommends that the San Diego City Council Land Use and Housing Committee hear the Neighbors For A Better San Diego proposal to amend the 2020 ADU ordinance to meet but not exceed the provisions of the 2020 California State law.

Please send a letter to

Mayor Todd Gloria

CM Whitburn (District 3), Chair LU&H Committee

CM Elo-Rivera (District 9), Vice-Chair LU&H Committee

CM LaCava (District 1)

CM Moreno (District 8)

CM Elo-Rivera's Suggestions to Fix San Diego's ADU Code:

- 1 Makes some ADUs slightly more affordable
- 2 Requires uprooted tree replacement
- 3 Allows neighbors to build higher fences for privacy

Elo-Rivera Proposal



DOES NOT ADDRESS INVESTOR SPECULATION

*Allows multiple ADU development
Incentivizes developers, not homeowners
Does not address parking issues*

DELAYS *real solutions indefinitely*

OFFLOADS *code enforcement to neighbors*

NFABSD Proposal



SIMPLIFIES THE CODE

rather than trying to patch its defects

REPLACES THE "BONUS ADU" INCENTIVE

*with a single larger unit instead of more units and
doesn't base policy on the flawed concept
of proximity to transit areas*

ALIGNS HEIGHT AND SETBACKS WITH STATE CODE

(4-foot setbacks and 16-foot height)